

Robert & Nathalie Zepeda  
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12 February 2024

To: El Paso County, Colorado  
File Number: SF2231  
Final Plat Joyful View Subdivision

Dear Sir/Madam,

I am writing to express my strong opposition to the proposed housing development in our neighborhood. I grew up in Miami, Florida where there is no privacy nor personal space. After serving 20 years in the military, my wife and I wanted to settle down somewhere we could have the small country feel and appeal, minimum city noise and traffic. I believe that this project would have a detrimental impact on our community.

First and foremost, the proposed development is simply too large for our area. The increase in population density would put a strain on our already overburdened infrastructure, leading to increased traffic congestion, noise pollution, and strain on our already depleted water resource. Additionally, the construction of this project would result in significant environmental damage, destroying natural habitats and putting wildlife at risk.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. Most residents in the area purchase 30+ acres to keep the small town feel and provide enough space between residence. This development would bring in a large number of additional residents into small acre lots doing away with the appeal. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing.

Finally, this project is being submitted for Development Approval, and is not within the consistency of the surrounding homes in the area. It's more of a developer dense like community with high volume of individuals condensed in one area.

In conclusion, I strongly urge you to reconsider this proposed housing development. While I recognize the need for more housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Sincerely,

Robert and Nathalie Zepeda

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Planning Commission Meeting El Paso County Colorado

File Number: SF2231

15 February 2024

Good morning: my name is Herb Zimmerman. I am here today to express my opposition to the Joyful View proposed subdivision.

I live on a 35-acre parcel at 19805 Joyful View which borders the proposed subdivision on the west. I have a single-family home with a horse barn, two fenced pastures, an outdoor riding arena and barn corral.

I would like to point out that all properties that surround the proposed subdivision are 35 or more acres. From west to east there are nine plotted 35-acre parcels running from Peyton Hwy to the undeveloped JD Johnson Road. Whoever originally plotted these parcels obviously meant for them to be single family parcels. The county plat map clearly shows this. When I bought my parcel, I was under the impression that was the case. The proposed subdivision is in stark contrast to that plan.

West across Peyton Hwy from my property there are 320 acres owned by Mr. Lanny Kidd. He has surveyed his property to be divided up in to 35- and 40-acre parcels. To the south of Mr. Kidd is the Stagecoach subdivision. All parcels within that subdivision are 35 acres. Mr. Kidd is here today to express his opposition.

To the south of my property and the proposed subdivision are four 40-acre parcels. The parcel that immediately borders all three parcels is owned by Robert and Nathalie Zepeda. Their address is 2425 N Peyton Hwy. They are unable to attend today's meeting and have asked me to present you with their letter of opposition to the proposed subdivision. I ask you to accept their letter and record it in the El Paso County file. Their views are clearly stated, and my objections accurately mirror theirs. We all have issues with water, human waste, fire protection, traffic, noise, light pollution, natural and wildlife habitat. Only last week there were 28 Pronghorn on our properties. Truly a sight that has no dollar figure that can be attached to it.

During the course of my research, I discovered that the developer has applied for some waivers. When I think of waivers, I immediately think that the developer has their checkbook in mind and not the best interest of the community. I suspect that should come to no surprise to anyone and implies the proposed subdivision doesn't belong there.

After serving my country for three years in the US Army, January 1968 thru December 1970, I returned to my home in the Minneapolis Minnesota metro area. I spent the next 29 years as a police officer there. I mention this only because no one knows better than I what multiple neighbors mean to a peaceful quiet existence. Multiple issues. Since retirement we have lived in rural Colorado for 21 years.

Spending the remaining years of my life in a reasonably quiet rural setting was the reason I purchased 35 acres for my better half and our horses. I thought that would be the case when I looked at this geographical area. Allowing a small acre subdivision in the middle of our rural part of El Paso County would destroy that.

There is a lot of argument here for why the proposed subdivision should not be allowed. However, the simple point is that it doesn't fit with the surrounding properties. There are numerous areas in El Paso County with small acre parcels. There is no need for the proposed subdivision.

There are 2,130 square miles in El Paso County. Every one of those square miles does not need maximum density. I respectfully ask you to recommend to the full Board of Commissioners that they deny the petition for a subdivision.

Herb Zimmerman  
Maureen Meisner  
19805 Joyful View  
Calhan CO 80808